

4546

MEMORANDUM

FEBRUARY 7, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: CROSSTOWN INDUSTRIAL PARK, FINAL DESIGNATION OF ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION AS REDEVELOPER AND TRANSFER OF TITLE OF PORTIONS OF PARCEL 2, ALL IN ACCORDANCE WITH THE ECONOMIC DEVELOPMENT PLAN APPROVED BY THE CITY COUNCIL

On January 3, 1979, the Authority and the Commonwealth of Massachusetts entered into an Agreement concerning the Southwest Corridor Land Use Plan. Under the Plan, the Economic Development Industrial Corporation (EDIC) would develop Parcel 2 of the City's Crosstown Industrial Park. The only property in Parcel 2 not owned by EDIC at the time was transferred by the State to the Authority for use by EDIC as an industrial park, and is shown as Parcel A-1 on the State plans.

The Economic Development Plan for the Crosstown Industrial Park, which was approved by the City Council and the Mayor in December of 1983, required that the parcel be utilized by EDIC for industrial development purposes. In accordance with the Authority's May 10, 1984 Resolution, the Authority is committed to transfer title and fee simple to EDIC promptly after receiving evidence that EDIC is ready to enter into a lease or purchase agreement with a financially capable industrial development user.

The Authority, on August 9, 1984, authorized the final designation of a portion of the parcel to M. Abelman Co. and the transfer of that portion of Parcel 2B that was necessary for this small family-owned company to relocate its paint supply business from its present facilities in Jamaica Plain. In the meantime, EDIC has proceeded to finalize its disposition with Morgan Memorial Goodwill Industries for the remaining part of Parcel 2.

Goodwill Industries plans to construct a 130,000 square foot facility to house all of the company's activities including light manufacturing, skill training, warehousing, offices, and community services. The proposed facility will be sited on the rear portion of the site (Parcel 2-A) and a small community and rehabilitation recreational area will cover the Melnea Cass and Harrison Ave. corner of the site that is presently in the control of the Authority.

FEBRUARY 7, 1985

Goodwill Industries must move out of its current South End facility because the main building, which has 105,000 square feet on six floors, is inappropriate for use by handicapped persons. Also, the changing demographics of the South End neighborhood has placed Goodwill at a greater distance from its client base. By relocating to Parcel 2, Goodwill Industries will be able to expand and more effectively administer its programs.

The proposed facility by Goodwill Industries will cost approximately \$6,000,000 to which, by the attached letter from Morgan Memorial, they indicate that they have sufficient funds on hand from gifts and the sale of their present buildings, to complete the construction.

In order to proceed with both the Abelman and Goodwill Industries, it is recommended that the Authority finally designate EDIC as redeveloper of Parcel A1, containing 90,177 square feet of the overall Parcel 2. An appropriate vote, follows.

VOTED: The Economic Development and Industrial Corporation of Boston (EDIC) is hereby designated final developer of Disposition Parcel A1 in the Crosstown Industrial Park, 90,177 square feet of land, which is necessary to allow for the industrial parcel for M. Abelman Co. and Morgan Memorial Goodwill Industries, Inc.; and the Director is further authorized to grant to the Economic Development Industrial Corporation of Boston, a Massachusetts body corporate and politic established under St. 1971, Chapter 1097, all the Authority's right title and interest in said parcel, more particularly described as Parcel A1 on a plan entitled "The commonwealth of Massachusetts Plan of Land in the City of Boston Suffolk County July 16, 1980"; and the Director is further authorized to execute appropriate deeds and all agreements with EDIC that are necessary to effectuate development of this sub-parcel, and to include any other terms and conditions in said documents as the Director deems appropriate and in the best interest of the Authority including those adopted by the Authority on May 10, 1984.

Marilyn Swartz Lloyd
Director

Rosemarie Sansone
Chair

February 4, 1985

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Steve:

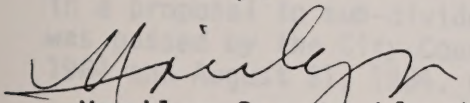
I am sending you the following background information in reference to the transfer of Parcel A-1 from the Boston Redevelopment Authority to EDIC.

Enclosed please find the following:

- (1) Memorandum regarding the transfer of Parcel A-1, and summary of Morgan Memorial Goodwill Industries and M. Abelman Company projects.
- (2) Draft of Resolution for consideration by BRA Board of Directors to approve the transfer of Parcel A-1 to EDIC.

Timely transfer of Parcel A-1 is critical to the successful development of Parcel 2 of the Crosstown Industrial Park by Morgan Memorial Goodwill Industries and the M. Abelman Company. The enclosed material should provide sufficient background information on the Crosstown Industrial Park project. If you need any other information, do not hesitate to call me.

Sincerely,


Marilyn Swartz Lloyd
Director

MSL/PY/ags
enclosures
✓ xc: Paul McCann, BRA
Rosemarie Sansone

Raymond L. Flynn, Mayor



Marilyn Swartz Lloyd
Director

Marie Sansone

MEMORANDUM

TO: Stephen Coyle, Director - Boston Redevelopment Authority
FROM: Marilyn Swartz Lloyd, Director - EDIC/Boston *MSL*
DATE: February 4, 1985
RE: TRANSFER OF PARCEL A-1 TO EDIC FOR DEVELOPMENT OF
CROSSTOWN INDUSTRIAL PARK

Parcel A-1 is a 90,177 square foot tract of land running along Melnea Cass Blvd. and bounded by Harrison Avenue and Albany Street. This tract of land, which comprises the northeast portion of Crosstown Industrial Park (CTIP), was transferred to the Boston Redevelopment Authority from the Commonwealth of Massachusetts Department of Public Works subject to an agreement dated January 3, 1979 (Suffolk Deeds - Book 9640, Page 223). Under this agreement, the transfer of land was to contribute to the Industrial Development Program for the City of Boston, and the Boston Redevelopment Authority was to convey this land to EDIC for the development of an industrial park.

The Economic Development Plan for the Crosstown Industrial Park was prepared by EDIC on May 9, 1977 and amended on December 7, 1977, August 2, 1979, and December 30, 1983. The plan calls for the inclusion of Parcel A-1 in CTIP Parcel 2 for industrial development purposes.

In the summer of 1984, EDIC began lease and sale negotiations with two prospective tenants for CTIP Parcel 2, Morgan Memorial Goodwill Industries and M. Abelman Company. These two projects were outlined in a proposal to sub-divide the CTIP Parcel 2 site. The proposal was passed by the City Council and approved by the Mayor on August 8, 1984 and August 21, 1984, respectively.

Raymond L. Flynn, Mayor



SUMMARY OF DEVELOPMENT PROJECTS

Morgan Memorial Goodwill Industries, Inc. will purchase from EDIC approximately 6.15 acres of the Parcel 2 site. Goodwill Industries plans to construct a 130,000 square foot facility to house all of the company's activities including, light manufacturing, skill training, warehousing, offices and community services. The proposed facility will be sited on the rear portion of the site (Parcel 2-A) and a small community and rehabilitation recreational area will cover the Melnea Cass and Harrison Ave. corner of the site (see site plan). Goodwill Industries must move out of its current South End facility because the main building, which has 105,000 square feet on six floors, is inappropriate for use by handicapped persons. Also, the changing demographics of the South End neighborhood has placed Goodwill at a greater distance from its client base. By relocating to CTIP Parcel 2 Goodwill Industries will be able to expand and more effectively administer its programs.

Jobs: Initially, the proposed facility will employ over 240 and serve and train over 300 clients annually. Goodwill Industries expects to create an additional 80 jobs and expand its client base by 230.

It is anticipated that the project will create approximately 110 construction jobs.

Investment: \$6 million

Real Estate Taxes:

The project will indirectly generate over \$250,000 annually in new tax revenues to the City by placing Goodwill Industries' current South End facility on the tax rolls (Goodwill Industries is a non-profit corporation with tax-exempt status). If occupied by a taxable user, the proposed 130,000 square foot facility at CTIP Parcel 2 would generate only \$97,500 annually in taxes.

Project Financing:

The sale of Goodwill Industries' existing facility in the South End (95 and 140 Berkeley Street) will cover development costs for the project. A national fund-raising campaign will be used to cover miscellaneous and unanticipated expenses.

Development Schedule:

Goodwill Industries anticipates beginning construction in Spring or Summer, 1985. Occupancy of the new facility should be within 12 to 18 months of the construction start date.

M. Abelman Co. will lease from EDIC approximately 1.36 acres or 59,240 SF of CTIP Parcel 2. The initial term of the ground lease will be 20 years, with a buy-out at the end of the lease. The company will construct a 12,000 square foot facility on the Albany and Melnea Cass corner portion of the site (Parcel 2-B). This paint supply and distribution company is a small family owned business which has experienced such significant growth over the past three years that it must move out of its present facility of only 8,000 square feet in Jamaica Plain. EDIC has been working with the company to find a suitable site since July 1983.

Jobs:

The project will retain 23 jobs and will create an additional 15 jobs over the next five years. As an incentive to the company to employ Boston residents, EDIC will proportionately reduce the company's ground rent based on the percentage of Boston residents over 50%.

Investment:

\$360,000

Real Estate

Taxes:

The company will pay additional rent in lieu of property taxes based on the gross floor area of the building. The rate of payment will be readjusted every 5 years to account for changes in the City's tax rate.

Project

Financing:

The Bank of New England will finance the project with the participation by EDIC's affiliate agency, the Boston Local Development Corporation (BLDC).

Development

Schedule:

M. Abelman Co. anticipates beginning construction in early Spring, 1985. If this construction start date is met, the company could occupy the Parcel 2 facility by the middle of Summer, 1985.

ISSUES REGARDING TRANSFER OF PARCEL A-1

Recapture of Profits from Private Disposition

EDIC will not realize any profit from the sale and lease of CTIP Parcel 2. Total acquisition and preparation costs and marketing expenses for the site amount to over \$2.25 per square foot. Revenue from the sale to Goodwill Industries will be \$2.12 per square foot for Parcel 2-A, while the discounted value of the lease to the M. Abelman Company will be \$2.13 per square foot for Parcel 2-B.

CONSISTENCY WITH INDUSTRIAL DEVELOPMENT PROGRAM FOR CITY OF BOSTON

As pointed out before, the M. Abelman Company and Morgan Memorial Goodwill Industries Parcel 2 project was passed by the City Council and approved by Mayor on August 8, 1984 and August 21, 1984, respectively. Thus, the project is consistent with the Economic Development Plan for the Crosstown Industrial Park which requires such approval.

Morgan Memorial Goodwill Industries, Inc.

95 Berkeley Street, Boston, Massachusetts 02116 (617) 357-9710

December 6, 1984



OFFICERS

David A. Fausch
Chairman
Charles F. Elmes
Vice Chairman
Eleanor N. Smith
Secretary
James P. Conley
Treasurer
Dennis R. Midgorden
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Joyce King
David V. Schubert
James T. Scully

ACCREDITED BY

Commission on Accreditation
of Rehabilitation Facilities
American Camping Association
Association for Clinical
Pastoral Education, Inc.

LICENSED OR CERTIFIED BY

Office for Children
Department of Special
Education
Department of Mental Health
Department of Public Welfare
Voluntary Action Center

MEMBER OF

Goodwill Industries of America, Inc.
National Rehabilitation Association
National Association of
Rehabilitation Facilities

Board of Directors
Economic Development and Industrial
Corporation of Boston
18 Tremont Street
Suite 300
Boston, MA 02109
Attn: Mr. Paul Yelder

Dear Members of the Board of Directors:

Morgan Memorial Goodwill Industries, Inc. has the appropriate financing to build a 130,000 square foot structure on Parcel 2A, Crosstown Industrial Park. The approximate cost of the total project including the purchase of land will be \$7 million.

Please note that the cost of building is not based on bids, but from estimated costs of construction. The following funds are available for construction purposes:

- | | |
|---|----------------|
| 1) Special gift in hand | \$1,000,000 |
| 2) Sale of 95 Berkeley St. (bid accepted) | 4,920,000 |
| 3) Sale of 140 East Berkeley St. (bid accepted) | <u>585,000</u> |
| TOTAL | \$6,505,000 |
| 4) Capital drive will be conducted to take care of the balance and other miscellaneous related costs. | |

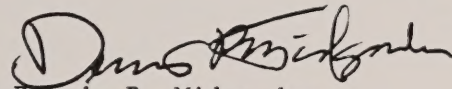
These sales are in their final stages of completion.

I am not aware of any adverse changes of Morgan Memorial's financial condition which would impact unfavorably upon building.

Morgan Memorial Goodwill Industries is a sound financial

institution which has been in existence since 1895. If you need any further information please do not hesitate to call me.

Sincerely,



Dennis R. Midgorden
President

DRM:tms

Encl. 1983 Audit

cc: Vincent McCarthy, Hale & Dorr
David A. Fausch, Chairman of the Board
Morgan Memorial Goodwill Industries, Inc.

SUB-DIVIDE PARCEL 2
OF THE
CROSSTOWN INDUSTRIAL PARK

SUBMITTED BY:
ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION
OF BOSTON

ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION
OF BOSTON

Marilyn Swartz Lloyd
Director

August 1, 1984

Raymond L. Flynn
Mayor

I. INTRODUCTION

The Economic Development and Industrial Corporation of Boston (EDIC) is proposing to sub-divide Parcel 2 of the Crosstown Industrial Park (CTIP), located in Roxbury. EDIC is prepared to enter into agreements with two companies to develop the Parcel 2 site. Of the 7.5 acres comprising the site, Morgan Memorial Goodwill Industries, Inc. has proposed to develop approximately 6.23 acres of the site, constructing a 130,000 square foot facility. The M. Abelman Co. has proposed to develop the remaining 1.27 acres of the site, constructing a 10-15,000 square foot facility.

This proposed subdivision of the Parcel 2 site is in accordance with the Economic Development Plan (EDP) for the Crosstown Industrial Park, passed by the City Council and approved Mayor on May 9, 1977, and amended on December 7, 1977, August 2, 1979, and December 30, 1983.

Parcel 2, located at the intersection of Melnea Cass Blvd. and Harrison Ave., is the second phase of development at the CTIP (see exhibit A). It follows the construction of a 62,000 square foot facility for Digital Equipment Corporation on an adjoining site. Plans are currently underway for the renovation of the Baltimore Brush Building by the Community Development Corporation of Boston, Inc. (CDC of Boston). The CTIP Parcel 2 site has been vacant since 1979, when EDIC assembled and prepared the site for development in preparation for the Healthco, Inc. project. Healthco discontinued this project in 1981, citing high interest rates. Since then EDIC, in conjunction with the CDC of Boston has been marketing the site to prospective companies. The Goodwill Industries and M. Abelman Co. proposals will fill the Parcel 2 site, ending this phase of the development of the Crosstown Industrial Park.

Both companies are committed to working with the surrounding neighborhood. In addition to the services Goodwill Industries will provide to the community, Goodwill Industries has offered the community the use of the proposed facility for community functions, meetings and recreational space. Goodwill Industries will work with the Orchard Park Tenant's Task Force to see that as many potential employment opportunities as possible go to Orchard Park residents. Also, the CDC of Boston will serve as a community liason and project consultant for Goodwill Industries, resolving issues which will arise during the implementation of the project.

The M. Abelman Co. has agreed, in addition to working with the CDC of Boston, to give preference to Boston residents in its hiring decisions. EDIC will provide the company with a ground rent reduction as an incentive to achieve the employment goal of 50% Boston residents.

The proposed subdivision for the M. Abelman and Goodwill Industries projects will complete the development of the CTIP Parcel 2 site. This development project is a critical component of the overall revitalization strategy for the Dudley Station area and the Roxbury neighborhood.

II. SUMMARY OF DEVELOPMENT PROPOSALS

Morgan Memorial Goodwill Industries, Inc. has proposed to purchase from EDIC approximately 6.23 acres of Parcel 2 of the Crosstown Industrial Park (CTIP). Goodwill Industries plans to construct a 130,000 square foot facility to house all of the company's activities including, light manufacturing, skill training, warehousing, offices, and community services. The proposed facility would be sited on the rear portion of the site (Parcel 2-A) and a small community and rehabilitation recreational area would cover the Melnea Cass and Harrison Ave. corner of the site (see exhibit C). Goodwill Industries must move out of its current South End facility because the main building, which has 105,000 square feet on six floors, is inappropriate for use by handicapped persons. Also, the changing demographics of the South End neighborhood has placed Goodwill at a greater distance from its client base. By relocating to CTIP Parcel 2 Goodwill Industries will be able to expand and more effectively administer its programs.

Jobs: Initially, the proposed facility will employ over 240 and serve and train over 300 clients annually. Goodwill Industries expects to create an additional 80 jobs and expand its client base by 230.

It is anticipated that the project will create approximately 110 construction jobs.

Investment: \$6 million

Real Estate
Taxes:

The project will indirectly generate over \$250,000 annually in new tax revenues to the City by placing Goodwill Industries' current South End facility on the tax rolls (Goodwill Industries is a non-profit corporation with tax-exempt status). If occupied by a taxable user, the proposed 130,000 square foot facility at CTIP Parcel 2 would generate only \$97,500 annually in taxes.

Project

Financing:

The project will be financed through the sale of Goodwill Industries' existing facility in the South End (95 and 140 Berkeley Street) and by a national fund-raising campaign.

Development
Schedule:

Goodwill Industries anticipates beginning construction in Spring, 1985. Occupancy of the new facility should be within 12 to 15 months of construction start date.

M. Abelman Co. has proposed to lease from EDIC approximately 1.27 acres or 55,000 SF of CTIP Parcel 2. The initial term of the ground lease would be 20 years, with a buy-out at the end of the lease. The company proposes to construct a 10-15,000 square foot facility on the Albany and Melnea Cass corner portion of the site (Parcel 2-B, and see exhibit D). This paint supply and distribution company is a small family owned business which has experienced such significant growth over the past three years that it must move out of its present facility of only 8,000 square feet in Jamaica Plain. EDIC has been working with the company to find a suitable site since July 1983. The company expressed a strong interest in Parcel 2 in January 1984 and has since been putting together a proposal for the site.

Jobs: The project would retain 23 jobs and will create an additional 5 jobs. As an incentive to the company to employ Boston residents, EDIC will proportionately reduce the company's ground rent based on the percentage of Boston residents over 50%.

Investment: \$350,000

Real Estate Taxes: The company will pay additional rent in lieu of property taxes based on the gross floor area of the building. The rate of payment will be readjusted every 5 years to account for changes in the City's tax rate.

Project Financing: The Bank of New England will finance the project with the participation by EDIC's affiliate agency, the Boston Local Development Corporation (BLDC).

Development Schedule: M. Abelman Co. anticipates beginning construction by the end of Summer or early Fall 1984. If this construction start date is met, the company could occupy the Parcel 2 facility by early 1985.

EXHIBIT A

CROSSTOWN INDUSTRIAL PARK
DEVELOPMENT SITES

CROSSTOWN
INDUSTRIAL
PARK

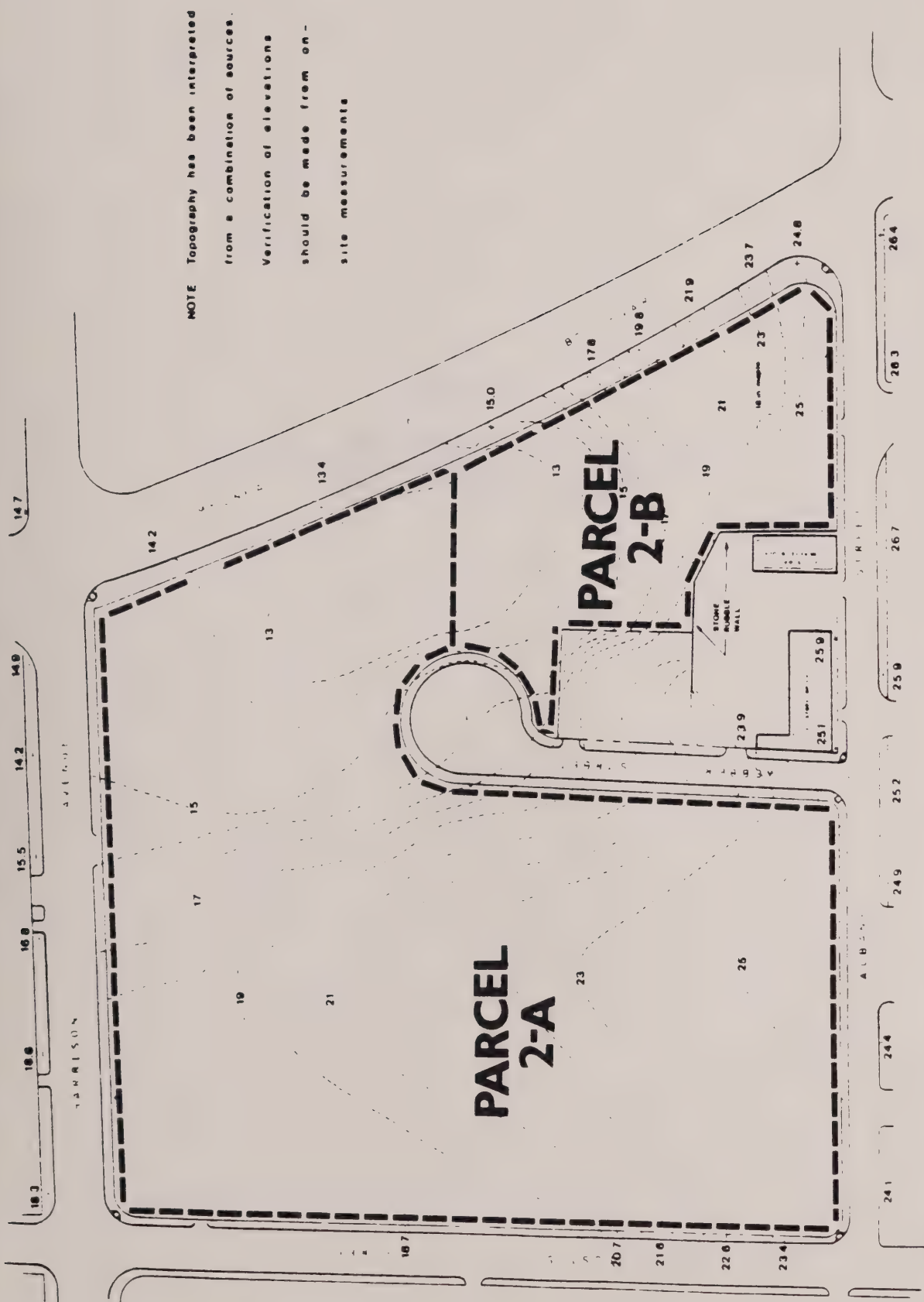
SECTION 36, TOWNSHIP 4
SOUTH, RANGE 10
WEST, COUNTY OF BALTIMORE

- A DIGITAL
EQUIPMENT
CORPORATION
- B PARCEL 2
- C BALTIMORE
BRUSH BLDG



EXHIBIT B

PROPOSED SUB-DIVISION OF
CROSSTOWN INDUSTRIAL PARK
PARCEL 2



PARCEL 2

RAYMOND L. FLYNN, MAYOR



EDIC • Boston
PLANNING DEVELOPMENT &
INDUSTRIAL CORPORATION

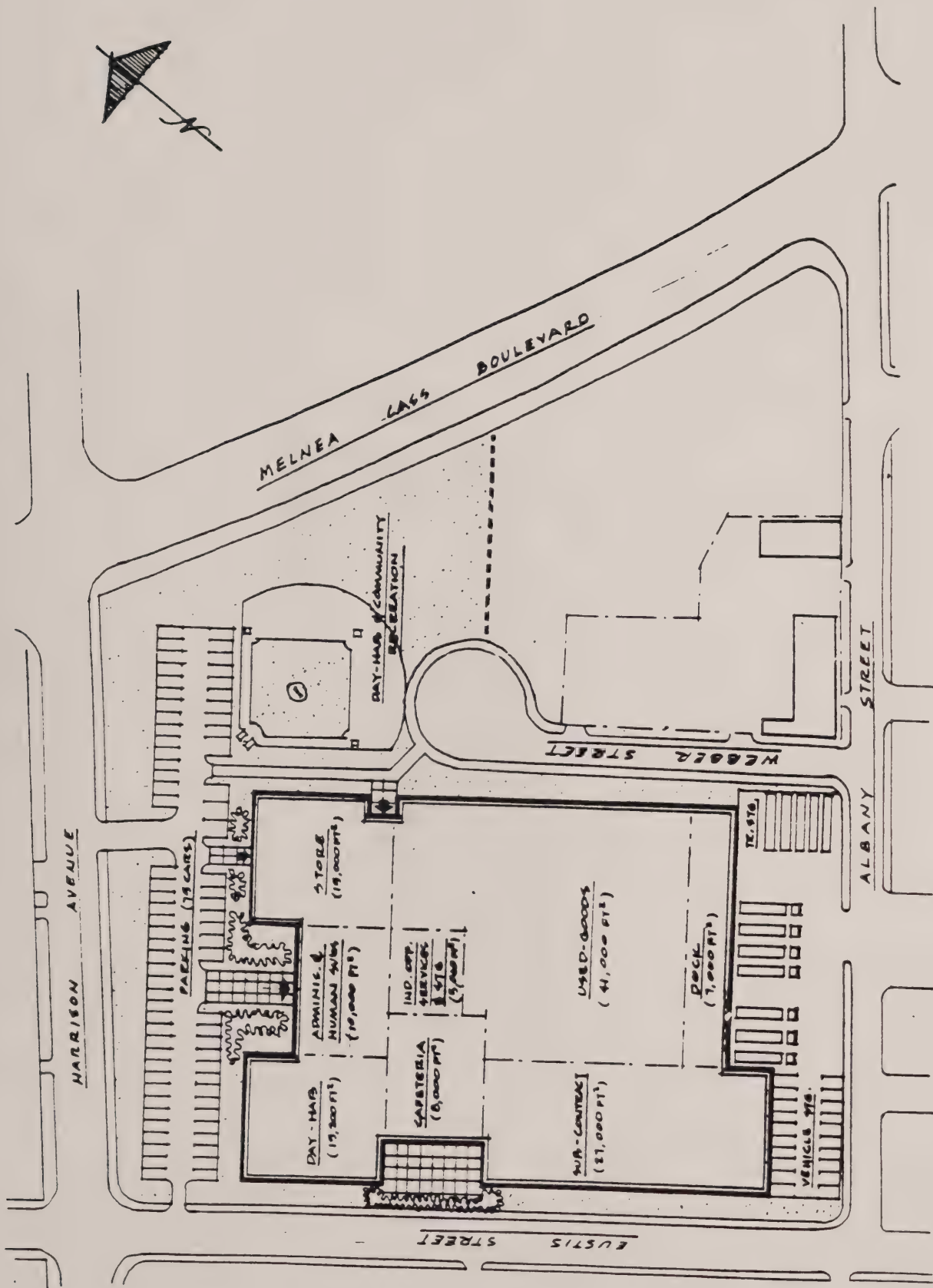


CROSSTOWN INDUSTRIAL PARK



EXHIBIT C

PRELIMINARY SITE PLAN
MORGAN MEMORIAL GOODWILL INDUSTRIES, INC.
PROPOSAL FOR CTIP PARCEL 2

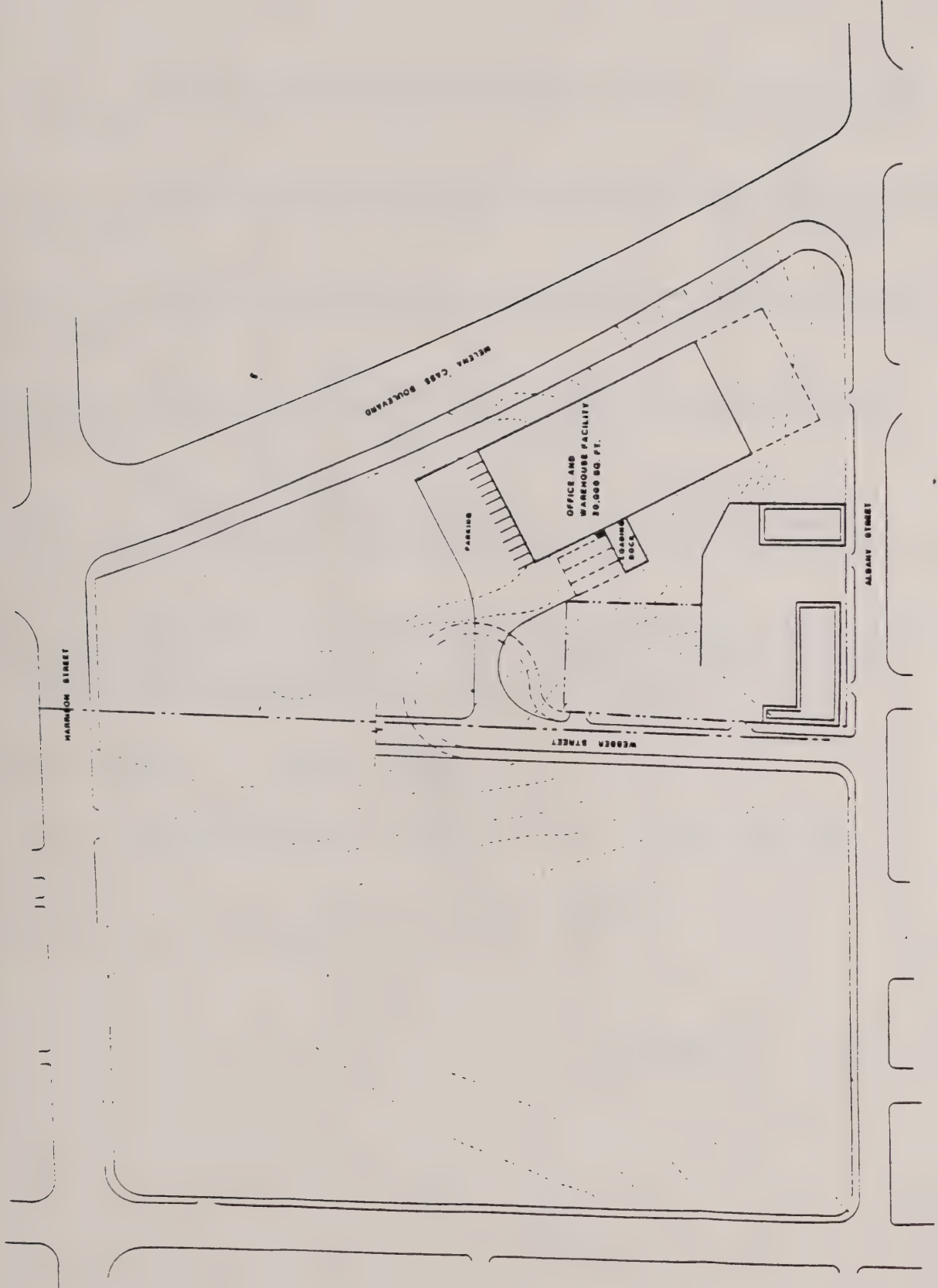


PROPOSED ILLUSTRATIVE SITE PLAN
 SCALE: 1" = 80'

MORGAN MEMORIAL / GOODWILL INDUSTRIES

EXHIBIT D

PRELIMINARY SITE PLAN
M. ABELMAN COMPANY
PROPOSAL FOR CTIP PARCEL 2



FFICES AND WAREHOUSE FACILITY FOR THE M. ABLEMAN CO. INC.

PROPOSAL FOR CROSTOWN INDUSTRIAL PARK TO : ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION

JOSLIN, LESSER & ASSOCIATES, INC.

17 NORTH WASHINGTON STREET
BOSTON, MA 02114 617 527 - 7700

DATE MARCH 8, 1984



CITY OF BOSTON
IN CITY COUNCIL

WHEREAS, the Economic Development Plan (EDP) for the Crosstown Industrial Park (CTIP) was passed by the City Council, effective May 9, 1977; and

WHEREAS, the First Amendment to the Economic Development Plan was passed by City Council and approved by the Mayor of Boston on December 1, 1977; and

WHEREAS, the Second Amendment to the Economic Development Plan was passed by City Council on July 18, 1979 and approved by the Mayor on August 2, 1979; and

WHEREAS, the Third Amendment to the Economic Development Plan ("Third Amendment") was passed by City Council on December 14, 1983 and approved by the Mayor on December 30, 1983; and

WHEREAS, the Economic Development and Industrial Corporation (EDIC) is prepared to sub-divide Parcel 2 of the Crosstown Industrial Park, in order that it be developed as described in the enclosed proposal dated August 1, 1984 ("Proposal"); and

WHEREAS, it was so ordered by the City Council in approving the Third Amendment that whenever EDIC sub-divides the Plan for Crosstown Industrial Park that such sub-division or reconstruction of the Parcel shall be subject to City Council review and approval;

NOW THEREFORE, IT IS HEREBY ORDERED:

1. That the Proposal to Sub-Divide Parcel 2 of the Crosstown Industrial Park is approved.

In City Council August 8, 1984. Passed.

Approved by the Mayor August 21, 1984.

Attest:


City Clerk.



BOSTON HOUSING AUTHORITY
52 Chauncy Street
Boston, Massachusetts 02111

617-451-1250

July 24, 1984



Marilyn Swartz Lloyd, Director
Economic Development and Industrial Corporation
18 Tremont Street Suite 300
Boston, MA 02108

Dear Marilyn:

The Boston Housing Authority (BHA) strongly supports the development of Parcel 2 of the Crosstown Industrial Park by Morgan Memorial Goodwill Industries, Inc. The relocation of Goodwill Industries to this site will greatly contribute to the revitalization of Orchard Park and the overall Dudley Station area.

Currently at Orchard Park, a BHA housing development which abuts the Crosstown Industrial Park Parcel 2 site, we are undertaking a major renovation program. The total investment in the development will be in excess of \$7 million. Through this renovation program, we anticipate bringing the development up to 100% occupancy by 1985. The proposed Goodwill Industries facility will, on the whole, complement this renovation program. With some changes to its preliminary design to insure that the final site plan is not in conflict with the adjacent residential use, the Morgan Memorial proposal will significantly enhance the neighborhood.

In addition to the contribution the project will make to the on-going physical upgrading of the area, the Goodwill facility will make a substantial contribution to the Orchard Park community. Beyond the social services and potential employment opportunities which Goodwill shall provide, the agency has offered the Orchard Park residents the use of the facility for community functions as well as use of the recreational rehabilitation area for a community playground when it is not in use by Goodwill.

It is very clear that Morgan Memorial Goodwill Industries, Inc. is very committed to becoming a part of the Orchard Park community. Given the significant benefits this project has to offer, I hope you will give it favorable review.

Sincerely,

Lewis H. Spence
Receiver/Administrator

LHS/jlj



CROSTOWN INDUSTRIAL PARK UPDATE - JUNE 1984

Marvin E. Gilmore, Jr.
General Manager

- o The Community Development Corporation of Boston has undergone a period of change in both personnel and project scope as the City Administration's policies and programs have changed. Revenues from both the City and Federal government have decreased. CDC of Boston has weathered the storm, and is now very much alive and looking forward to finishing the projects it originally started.
- o Ralph Gillespie, former plant manager of Digital Equipment Corporation's Crosstown Industrial Park plant, has been transferred to Marlborough as the EEOC business manager. We wish him the best of luck in his new position. He will be sorely missed. We are however, proud to announce that Ralph will be replaced by Digital's first female plant manager sometime in July.
- o The Baltimore Brush Building has two very strong prospective anchor tenants. As soon as our negotiations have been finalized we will be happy to announce our new neighbors.
- o Goodwill Industries has expressed a strong interest to relocate their headquarters to the 7 1/2 acre Parcel 2 site. They hope to build a new 130,000 s.f. facility. Both the CDC of Boston and the Economic Development and Industrial Corporation of Boston will continue to support Goodwill Industries as they finalize their plans.
- o The CDC of Boston has also received a contract from the MBTA to study future projects in which CDCs can be involved in the development of the land around the Ruggles Street Station (Parcels 18 and 22). This development will have a major impact on the Newmarket Business Area.
- o The staff and the Board of Directors of the CDC of Boston wish to express their thanks to the Newmarket Business Association for their continued support and efforts in helping us to rebuild and revitalize this community.

COMMUNITY DEVELOPMENT CORPORATION OF BOSTON, INC.

Developer of CrossTown Industrial Park

801 ALBANY STREET, BOSTON, MASSACHUSETTS 02119, TELEPHONE (617) 442-2114, 5, 6



Marvin E. Gilmore, Jr.
General Manager

July 23, 1984

Ms. Marilyn Swartz Swartz Lloyd
Director
Economic Development & Industrial Corporation
18 Tremont Street
Boston, Massachusetts 02108

Dear Marilyn:

It is our understanding that the Community Development Corporation of Boston, (CDC), the Economic Development & Industrial Corporation, (EDIC), Morgan Memorial Goodwill Industries, (Goodwill), and M.Ableman Co. Inc. will work cooperatively together to develop Parcel 2 in the CrossTown Industrial Park, (CTIP) in a way which will maximize the benefits of the project to the community, and to insure its timely completion. This will enable us to develop a vacant and blighted parcel of land, to generate employment opportunities, and to contribute to the revitalization of the community.

The CDC will be fully involved in the development process with EDIC. This involvement will include the following terms:

- o The CDC will advise Goodwill on physical development issues including: selection of an architect and contractor, and design review. EDIC and CDC will cooperate and work together in reviewing the design of the facility.
- o The CDC will help Goodwill develop manpower and hiring programs which generate employment benefits for the surrounding community.
- o The CDC will generally work with Goodwill to maximize the benefits of this development project to the community.

The relationship between CDC and Goodwill regarding the development process will be more fully detailed in a Memorandum of Agreement between the two parties to be mutually acceptable and executed prior to the approval of the project by EDIC.

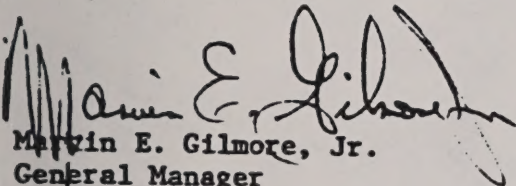
It is our understanding that EDIC will make available to CDC 25% of the net revenue from the land conveyance to Goodwill, and 25% of the annual net revenues from the M. Ableman Co. Inc. land lease. Such funds will be disbursed to the CDC

Marilyn Swartz Lloyd, Director
Economic Development & Industrial Corporation
July 20, 1984
Page 2

upon receipt by EDIC. Such funds will be reinvested in other economic development projects in the CTIP area and also in covering the administrative costs of those projects. In accordance with the foregoing, CDC will submit to EDIC a statement prior to any expenditure of such funds for its approval, such approval shall not be unreasonably withheld.

We feel the above concerns regarding the development of Parcel 2 must be addressed and agreed upon in order to insure that the community's best interests will be served.

Sincerely yours,



Marvin E. Gilmore, Jr.
General Manager

MEG:cls

Note: Other economic development projects would include the following: the development and operation of the Baltimore Brush Building, Parcel 2 development plans not otherwise funded by Goodwill, development of adjacent land along the new Southwest Corridor, and for matching LISC, Ford Foundation, and/or other foundation, federal or state grants as required by the terms of those grants.